

DOUGLAS COUNTY, NV **2023-996262**
RPTT:\$4352.40 Rec:\$40.00
\$4,392.40 Pgs=4 **05/08/2023 11:20 AM**
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Andreas Ix and Dana Ix
3229 Firestone Ct
Fairfield, CA 94534

MAIL TAX STATEMENTS TO:
Andreas Ix and Dana Ix
3229 Firestone Ct
Fairfield, CA 94534

Escrow No. 2301107-SLP

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1318-23-212-060
R.P.T.T. \$4,352.40

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Dustin Scott Schaad and Alison Christine Ganong,
Trustees of the Schaad Ganong Family Trust dated October 17, 2022**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Andreas Ix and Dana Ix, husband and wife as joint tenants with
right of survivorship**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Signature and notary acknowledgement on page two.

Schaad Ganong Family Trust dated October 17, 2022

[Signature]
Dustin Scott Schaad, Trustee

Schaad Ganong Family Trust dated October 17, 2022

[Signature]
Alison Christine Ganong, Trustee

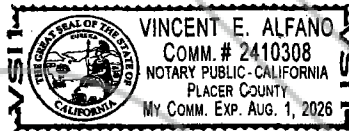
^{vza}
STATE OF ~~NEVADA~~ ^{California}
COUNTY OF ~~Douglas~~ ^{Placer}

} ss:

This instrument was acknowledged before me on , April 28th, 2023
by Dustin Scott Schaad and Alison Christine Ganong, Trustees of the Schaad Ganong Family Trust
dated October 17, 2022

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301107.



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

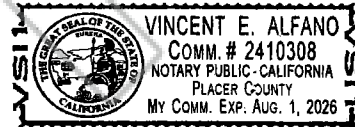
On April 28TH, 2023 before me, Vincent E. Alfano, Notary Public
(insert name and title of the officer)

personally appeared Dustin Scott Schaad and Alison Christine Ganong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are
subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in
~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Vincent E. Alfano* (Seal)



Escrow No. 02301107-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 31A, as shown on the map of LAKE VILLAGE UNIT No. 2-C, filed in the Office of the Douglas County Recorder on March 10, 1972, in Book 97, Page 442, as Document No. 58124 and Amended April 20, 1973, in Book 473, Page 1145, as Document No. 65826, Certificate of Amendment Recorded January 31, 1978, Book 178, Page 1838, as Document No. 17211 and on the 2nd Amended Map to relocate Lots 12A and 12B of Lake Village Unit 2-C Recorded October 25, 1978. as Document No. 26689, in the Office of the County Records.

APN: 1318-23-212-060

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-212-060
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnshse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 1,116,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,116,000.00
 d. Real Property Transfer Tax Due: \$ 4,352.40

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantee
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Dustin Scott Schaad and Alison Christine Ganong, Trustees of the Schaad Ganong Family Trust dated October 17, 2022
 Address: PO Box 11242
 City: Zephyr Cove
 State: Zip: NV 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Andreas Ix, et. al.
 Address: 3229 Firestone Ct
 City: Fairfield
 State: Zip: CA 94534

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301107-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED